

Message

**From:** Thomas, Christopher [Thomas.Christopher@epa.gov]  
**Sent:** 8/11/2021 6:50:42 PM  
**To:** Towle, Michael [Towle.Michael@epa.gov]  
**CC:** Wagner, Christine [Wagner.Christine@epa.gov]  
**Subject:** FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site  
**Attachments:** ShilohChurchRd\_DRAFT\_072221\_v3.pdf; Shiloh Church Road Property\_SRI Regional Document Review Summary Form\_072221.docx

Mike: Could you please sign-off on the attached "Opportunity for Reuse" Fact Sheet for the Shiloh Church Road Removal Site. Since Dom is on vacation Chris Wagner asked me to send it to you. Could you please sign the attached Regional Review Form and send it back to me. We are trying to get this document into Chris' hand as soon as possible; thank you.

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**From:** [Nonresponsive based on revised scope] [Nonresponsive Based on Revised Scope]  
**Sent:** Monday, August 9, 2021 9:27 AM  
**To:** Thomas, Christopher <Thomas.Christopher@epa.gov> [Nonresponsive based on revised scope] [Nonresponsive Based on Revised Scope]  
**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Good morning Chris,  
[Nonresponsive based on revised scope] is out of the office today, so I am sending the current draft of the fact sheet and the review summary form on her behalf. See attached.

Many thanks!

Best,

[Nonresponsive based on revised scope]

Associate

[Nonresponsive based on revised scope] [Nonresponsive Based on Revised Scope]

**Nonresponsive Based on Revised Scope**

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>  
**Sent:** Monday, August 9, 2021 9:16 AM  
**To:** [Nonresponsive based on revised scope] [Nonresponsive Based on Revised Scope]  
**Cc:** [Nonresponsive based on revised scope] [Nonresponsive Based on Revised Scope]  
**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

H [Nonresponsive based on revised scope] Could you please resend me the updated document and the regional review form, we have had some glitches here, thank you!

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**From:** [Nonresponsive based on revised scope] [Nonresponsive Based on Revised Scope]  
**Sent:** Thursday, July 22, 2021 2:50 PM  
**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>  
**Cc:** [Nonresponsive based on revised scope] [Nonresponsive Based on Revised Scope]  
**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris,

Thanks for the quick chat this afternoon! I have attached the updated draft in layout. Please let me know if you see additional text that should be updated.

Best,

Nonresponsive based on revised scope

Associate

Nonresponsive based on revised scope

Nonresponsive Based on Revised Scope

### Nonresponsive Based on Revised Scope

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Sent:** Thursday, July 22, 2021 12:37 PM

**To:** Nonresponsive based on revised scope <Nonresponsive Based on Revised Scope>; Nonresponsive based on revised scope <Nonresponsive Based on Revised Scope>

**Subject:** FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi [redacted], Please see Chris Wagner's comments on infrastructure; if you could make these changes that would be great, thank you.

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**From:** Wagner, Christine <Wagner.Christine@epa.gov>

**Sent:** Thursday, July 22, 2021 1:28 PM

**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Subject:** Fwd: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Chris

I just confirmed with the owner. The building does not have operating water or sewer. There is capability for electrical hookup

Hope this helps

Thanks

Chris

Begin forwarded message:

**From:** "Wagner, Christine" <Wagner.Christine@epa.gov>

**Date:** July 22, 2021 at 1:11:23 PM EDT

**To:** "Thomas, Christopher" <Thomas.Christopher@epa.gov>

**Subject:** Fwd: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris

This is the email from my original comments on the fact sheet. I note that the site has an inoperable well which has not been tested

I'm confused now bc the current fact sheet notes existing infrastructure

Can you call to discuss? I think I am not comprehending the correct language

Thanks

Chris

Begin forwarded message:

**From:** "Wagner, Christine" </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=12068C1889924ECF96F692831F0C77D4-CWAGNE02>  
**Date:** June 14, 2021 at 6:11:00 AM EDT  
**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Good Morning Chris

Thank you for having the contractor work on this. Unfortunately, some of the information is incorrect.

The Site consists of 3 properties. The photo attached in the second attachment to this email is from Property #1 and contains a residence. This photo cannot be associated with this Fact Sheet. It is owned by a separate property owner who lives on this property.

The property for which this Fact Sheet is being prepared is Property #2. I don't have an issue with the photos in ~~the Fact Sheet provided~~. EPA has permission from the real estate agent **Ex. 6 Personal Privacy (PP)**

Ex. 6 Personal Privacy (PP) However, the statements that the contamination is from the other property are incorrect. There is/was contamination on all 3 properties.

I'm not sure where the 4 acres originated. I am not sure of the acreage of Property #2, but this is the acreage that should be used. I believe Ruth K has this info

## **Ex. 5 Deliberative Process (DP)**

**Ex. 5 Deliberative Process (DP)** We can discuss if needed.

Also, there is an inoperable well on Site. EPA has no knowledge of possible contamination in the well because it has not been in service for many years. It may be worth mentioning (with ORC approval) that the well

### **Ex. 5 Deliberative Process (DP)**

I hope this helps. Please reach out to me at 804-337-3049 with any questions. I am on Site this week and will not be on the LAN during normal business hours

Thank you!  
Chris

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**From:** Knapp, Ruth <Knapp.Ruth@epa.gov>  
**Sent:** Tuesday, June 08, 2021 9:13 AM  
**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn

<Prisk.Carlyn@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>

**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi, I have two comments/questions—from someone not very familiar with brownfields 😊

1.

## Ex. 5 Deliberative Process (DP)

2. Prior to completing the sheet for circulation, would ☐ EPA provide a draft of the sheet (in addition to getting permission for photos) for review by the real estate agent or current property owner—for feedback/courtesy?

Thanks – hope you are all keeping cool! Ruth

Ruth Knapp, Compliance Officer  
Cost Recovery Section  
USEPA Region 3 (3SD41)  
1650 Arch Street  
Philadelphia, PA 19103  
Tel: (215) 814-2191  
Fax: (215) 814-3025

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Sent:** Tuesday, June 08, 2021 8:18 AM

**To:** Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>; Knapp, Ruth <Knapp.Ruth@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>

**Subject:** FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Everyone: Hopefully our comments have been incorporated into the attached draft. Please take another look before Skeo changes to the regular fact sheet format. Thank you.

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**From:** ☐ Nonresponsive based on revised scope ☐ Nonresponsive Based on Revised Scope

**Sent:** Wednesday, May 26, 2021 11:36 AM

**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Cc:** Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>; Knapp, Ruth <Knapp.Ruth@epa.gov>; ☐ Nonresponsive based on revised scope ☐ Nonresponsive Based on Revised Scope

**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Good morning Chris,

Thank you for providing us with Chris Wagner's comments. We have incorporated the comments into the attached draft. Once we get the go ahead from you, we will do a polish edit and put it in layout.

Chris indicated a map should not be included in the fact sheet. We had drafted one based on your comments (see attached) and wanted to pass it along. Let us know if you would like it included or if you want to defer to Chris. Lastly, if it is still OK with you, we will reach out to Staunton River Realty this week to obtain photo permissions for the fact sheet.

Let me know if you have any questions about the updates!

Best,

Nonresponsive based on revised scope

Associate

Nonresponsive based on revised scope Nonresponsive Based on Revised Scope

### Nonresponsive Based on Revised Scope

**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Sent:** Wednesday, May 26, 2021 7:29 AM

**To:** Nonresponsive based on revised scope Nonresponsive Based on Revised Scope

**Cc:** Nonresponsive based on revised scope Nonresponsive Based on Revised Scope Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Prisk, Carlyn <Prisk.Carlyn@epa.gov>; Knapp, Ruth <Knapp.Ruth@epa.gov>

**Subject:** FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi [redacted] Chris Wagner's comments are attached. The property is apparently not listed by REMAX. Chris list the realtor below. Hope all is well.

**From:** Wagner, Christine <Wagner.Christine@epa.gov>

**Sent:** Wednesday, May 26, 2021 4:46 AM

**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris

Thanks for the opportunity to review. I did make some changes because some of the information was not related to this particular parcel. I'm not sure if REMAX can give permission for EPA to use the photos. This property is listed with Ex. 6 Personal Privacy (PP) not REMAX. The listing agent is Ex. 6 Personal Privacy (PP)

I hope this helps. Thank you for your work on this

Please call me at 804-337-3049 if you have any questions regarding my comments. I can only access the LAN after hours (hence sending this message at 4:45 am (zzzz))

Thanks  
Chris

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>  
**Sent:** Tuesday, May 25, 2021 1:05 PM  
**To:** Wagner, Christine <Wagner.Christine@epa.gov>  
**Subject:** FW: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris: When you have a chance can you look at the attached draft Redevelopment Opportunity Fact Sheet, thanks!

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**From:** Nonresponsive based on revised scope Ex. 6 Personal Privacy (PP)  
**Sent:** Tuesday, May 11, 2021 3:25 PM  
**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>  
**Cc:** Nonresponsive based on revised scope Nonresponsive Based on Revised Scope  
**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Hi Chris,  
Attached is an initial draft (in Word) of the fact sheet. The document includes a number of questions for you in comments. We can make any updates you would like to see before you circle to the larger group for review. Also, happy to have a call to discuss the questions if that is easier! When we get to the more formal review stage, we can send you the SRP Document Review Form.

Finally – please note that once we have a more finalized version of the text, we will put the text through a polish editing review and will place it into the more polished PDF layout.

Let us know if you have any questions. Many thanks!

Best,

Nonresponsive based on revised scope

Associate

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C:

Nonresponsive based on revised scope

Nonresponsive Based on Revised Scope

**Nonresponsive Based on Revised Scope**

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>  
**Sent:** Friday, May 7, 2021 9:35 AM  
**To:** Frank Avvisato <Avvisato.Frank@epa.gov>; lukeett.casey@epa.gov; Nonresponsive based on revised scope  
Nonresponsive based on revised scope Nonresponsive Based on Revised Scope Nonresponsive Based on Revised Scope  
**Cc:** Nonresponsive based on revised scope dskeo.com Nonresponsive based on revised scope  
Nonresponsive based on revised scope Nonresponsive Based on Revised Scope Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan <Keegan.Megan@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>

**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Frank: I can be the contact for this; thank you very much.

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**From:** Avvisato, Frank <Avvisato.Frank@epa.gov>

**Sent:** Friday, May 7, 2021 9:26 AM

**To:** Thomas, Christopher <Thomas.Christopher@epa.gov>; Lockett, Casey

<Lockett.Casey@epa.gov>; Nonresponsive based on revised scope Nonresponsive Based on Revised Scope Nonresponsive based on revised scope

Nonresponsive based on revised scope Nonresponsive Based on Revised Scope  
**Cc:** Nonresponsive based on revised scope @skeo.com Nonresponsive based on revised scope

Nonresponsive based on revised scope @skeo.com>; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan  
<Keegan.Megan@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>

**Subject:** RE: Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Chris – I am copying Nonresponsive based on revised scope so they can assist. Who should they contact to set up a scoping meeting to get started.

Thanks

Frank

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**From:** Thomas, Christopher <Thomas.Christopher@epa.gov>

**Sent:** Friday, May 7, 2021 9:10 AM

**To:** Avvisato, Frank <Avvisato.Frank@epa.gov>; Lockett, Casey

<Lockett.Casey@epa.gov>

**Cc:** Nonresponsive based on revised scope Nonresponsive Based on Revised Scope Nonresponsive based on revised scope

Nonresponsive based on revised scope @ Nonresponsive Based on Revised Scope>; Cinti, Thomas <Cinti.Thomas@epa.gov>; Keegan, Megan  
<Keegan.Megan@epa.gov>; Wagner, Christine <Wagner.Christine@epa.gov>

**Subject:** Request for "Ready for Reuse Fact Sheet" - Shiloh Church Road Removal Site

Frank & Casey: Is there a chance that [redacted] could convert the attached Fact Sheet for the Shiloh Church Road Removal Site into a "Ready for Reuse" Fact Sheet? Our On-Scene Coordinator for the Site is receiving numerous inquiries from folks who may be interested in purchasing the property. We are looking for a document to hand out to the public. We also have information from the real estate agent for the Site/Property that we can send to you. Please advise, and as always, thank you.